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Plan produced using PlanUp.



**\*\*NO ONWARD CHAIN\*\*** - This TWO-BEDROOM ground-floor apartment benefits from a central location along with its own private entrance and OFF ROAD PARKING. The accommodation comprises an entrance vestibule, a spacious bay-fronted living room with an ornamental fireplace, and a kitchen diner. There are two bedrooms, including a generous main bedroom with a bay window, and a fitted bathroom. Externally, the property offers off-road parking for one or more vehicles

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**ENTRANCE VESTIBULE**

Timber entrance door and wood effect flooring.

**LIVING ROOM**

13'6 x 10'4 (4.11m x 3.15m)  
Bay window with secondary glazing, ornamental fireplace, radiator, and wood effect flooring.



**KITCHEN DINER**

13'6 x 10'4 (4.11m x 3.15m)  
Timber entrance door, timber framed sash window with secondary glazing, fitted wall and base units, stainless steel sink and drainer with a mixer tap, space for an oven, plumbing for a washing machine, radiator, and tiled flooring.



**BEDROOM ONE**

13'6 x 13'10 (4.11m x 4.22m)  
Bay window with secondary glazing, timber framed sash window with secondary glazing, and a radiator.



**BEDROOM TWO**

6'3 x 9'8 (1.91m x 2.95m)  
Timber framed sash window with secondary glazing and a radiator.



**BATHROOM**

4'4 x 9'8 (1.32m x 2.95m)  
Bath with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, ladder style radiator, part tiled walls, and tiled flooring.



**EXTERIOR**

The property's outside space is currently used as a patio garden, but can easily be made to accommodate one or more vehicles

